

**PLANNING  
COMMITTEE**

27th April 2011

**PLANNING APPLICATION 2011/077/COU**

**CHANGE OF USE FROM B2 (INDUSTRIAL USE) TO D2 (LEISURE USE) -  
BOXING AND FITNESS CLUB**

**UNIT 8 NEW MEADOW ROAD, LAKESIDE INDUSTRIAL ESTATE  
REDDITCH**

**APPLICANT: MRS A O'CONNOR  
EXPIRY DATE: 23RD MAY 2011**

**WARD: LODGE PARK**

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: [steve.edden@redditchbc.gov.uk](mailto:steve.edden@redditchbc.gov.uk)) for more information.

**(See additional papers for Site Plan)**

**Site Description**

The site is located in a Primarily Employment Area within the Lakeside Industrial Estate. The premises are one of many modern glazed and metal clad Industrial Units, accessed off New Meadow Road. The existing unit is unoccupied and has been on the Council's (Economic Development) database since November 2009 as vacant. The unit was formerly occupied by a B2 (General Industrial) user. A large number of car parking spaces are provided within this complex of units.

**Proposal Description**

This is a full application for the change of use of this vacant B2 unit to a D2 (Leisure) use: specifically in this case for use as a boxing and fitness club.

**Relevant Key Policies:**

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

[www.communities.gov.uk](http://www.communities.gov.uk)  
[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

***National Planning Policy***

PPS4 Planning for Sustainable Economic Growth

***Borough of Redditch Local Plan No.3***

CS.7 The Sustainable Location of Development  
E(EMP).3 Primarily Employment Areas  
C(T).12 Parking Standards  
S1 Designing out crime

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## ***SPDs***

Designing for community safety

## **Relevant Site Planning History**

None

## **Public Consultation Responses**

### **Responses in favour**

None received

### **Responses against**

None received

## **Consultee Responses**

### ***County Highway Network Control***

Comments awaited

### ***Worcestershire Regulatory Services***

Comments awaited

### ***RBC Development Plans Section***

Comments awaited

### ***Police Crime Risk Manager***

Comments awaited

### ***RBC Economic Development Unit***

Comments awaited

## **Procedural matters**

All applications for Class D2 use are reported to Planning Committee for determination.

## **Assessment of Proposal**

The key issue for consideration in this case is the principle of change of use.

### **Principle of Change of Use**

The site is within an area designated as a Primarily Employment Area in the Borough of Redditch Local Plan No.3 where the primary aim of Policy E(EMP).3 is to maintain uses within Classes B1 (Business), B2 (General Industry) or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and to safeguard employment land. The change of use of this unit to a D2 (Leisure) use is therefore at odds with the aims and objectives of Policy E(EMP).3 of Local Plan No.3.

The above policy states that non-employment development within Primarily Employment Areas will only be considered where it can be demonstrated

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that the loss of the site will not have an unacceptable loss on the supply of employment land within the Borough and that the use is compatible with the use of adjacent land for employment purposes. It should also be demonstrated that the site is not capable of being developed for employment use. No such evidence has been advanced with this application and the proposal is therefore in the opinion of your Officers in conflict with adopted Policy E(EMP).3 of Local Plan No.3.

Policy CS.7 of the Borough of Redditch Local Plan No.3 states that uses that attract a lot of people will be directed to the Town Centre. The proposed development, being one such use would be ideally suited to a Town Centre site rather than an out of centre location such as the application site, which has relatively poor public transport links. The proposal is therefore considered to be unsustainably located having regard to that Policy.

## **Conclusion**

Your Officers consider that this proposal should be resisted in the interests of protecting employment land within the Borough. Such uses should be located within or on the periphery of the Town Centre and the application on this basis is recommended for refusal.

## **Recommendation**

**That having regard to the development plan and to all other material considerations, planning permission be REFUSED for the reasons below:**

1. The proposed change of use to D2 would result in a loss of land designated for employment (B1, B2, B8) purposes. In the absence of any justification for this loss, the proposal is considered to be harmful to the employment land supply of the Borough and therefore contrary to Policy E(EMP)3 of the Borough of Redditch Local Plan No.3.
2. The creation of a D2 use in a location outside the town centre in an area poorly served by public transport would be likely to generate a significant quantity of unsustainable trips in private vehicles contrary to Policy CS7 of the Borough of Redditch Local Plan No.3.